

STATE OF TEXAS
COUNTY OF TARRANT:

WHEREAS Burlington Land Holdings, LLC being the owner of a tract land situated in the City Fort Worth, Tarrant County, Texas to wit:

BEING a tract of land situated within the Richard Morris Survey, Abstract No. 1036, City of Fort Worth, Tarrant County, Texas, said tract being the same tract as deeded to Burlington Land Holdings, LLC per Special Warranty Deed recorded in Document number D202022147 of the Deed Records of Tarrant County, Texas and Lot 1R, Block 1, Northbrook, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 3266 of the Plat Records of Tarrant County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch capped iron rod stamped "Carter & Burgess" being the southeast corner of said Lot 1R, Block 1, also being the most westerly northwest corner of Lot 1, Block 1, Ironwood Crossing as recorded in Cabinet A, Slide 7975 of said Plat Records, also being on the north line of Alexandra Meadows, an addition to the City of Fort Worth as recorded in Cabinet A, Slide 9465 of said Plat Records;

THENCE South 89 degrees 44 minutes 21 seconds West, along the south line of said Lot 1R, Block 1 also being the north line of said Alexandra Meadows, a distance of 847.96 feet to the southwest corner of said Lot 1R, Block 1 being on the east line of Alexandra Meadows, additions to the City of Fort Worth as recorded in Cabinet A, Slide 8427 of said Plat Records;

THENCE North 00 degrees 15 minutes 39 seconds West, along the west line of said Lot 1R, Block 1 and said east line of Alexandra Meadows, a distance of 925.18 feet to a found 5/8 inch iron rod stamped "Brittain & Crawford" being the northwest corner of said Lot 1R, Block 1 on the south right of way line of Western Center Boulevard (a variable width R.O.W.);

THENCE North 89 degrees 44 minutes 10 seconds East, along said south right of way line, a distance of 847.01 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northeast corner of said Lot 1R, Block 1;

THENCE North 85 degrees 32 minutes 45 seconds East, continuing along said south right of way line, a distance of 14.56 feet to a found 1/2 inch iron rod;

THENCE North 89 degrees 59 minutes 49 seconds East, continuing along said south right of way line, a distance of 435.05 feet to a found 5/8 inch capped iron rod stamped "BHB INC" being the northwest corner of said Lot 1, Block 1, Ironwood Crossing;

THENCE South 00 degrees 15 minutes 07 seconds East, along a west line of said Lot 1, Block 1, a distance of 923.85 feet to a found 5/8 inch capped iron rod stamped "Dunaway & Assoc.";

THENCE South 89 degrees 40 minutes 38 seconds West, along a north line of said Lot 1, Block 1, a distance of 448.46 feet to the PLACE OF BEGINNING and containing 1,199,467 Square Feet or 27.54 acres of land.

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:

THAT, Burlington Land Holdings, LLC, owner does hereby adopt this final plat designating the above described property as LOT 1R-1, BLOCK 1, Northbrook, an addition to the City of Fort Worth, Tarrant County, Texas and do hereby dedicate to the public's use the easements and right-of-way as shown.

WITNESS UNDER MY HAND THIS 12 day of April 2013.

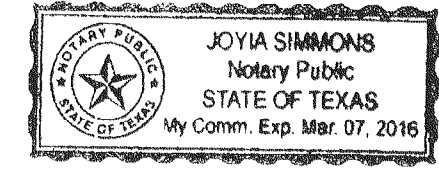
By: Mark Ude
Authorized Agent
Burlington Land Holdings, LLC

STATE OF TEXAS:
COUNTY OF TARRANT

Before me, the undersigned, a Notary Public for the State of Texas, appeared Mark Ude known to be the person whose name is subscribed hereto.

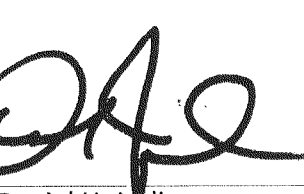
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 12th day of April 2013.

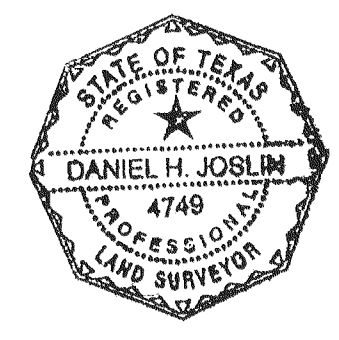
Joyia Simmons
Notary Public



SURVEYOR'S CERTIFICATION

I, Daniel H. Joslin, do hereby declare that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown hereon were properly placed under my direct supervision in accordance with the platting rules and regulations of the City of Fort Worth, Texas.

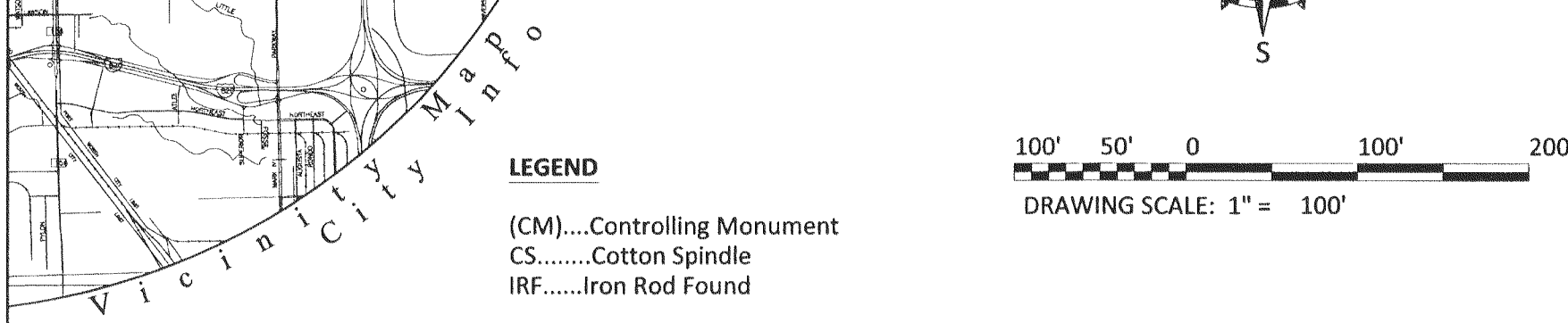
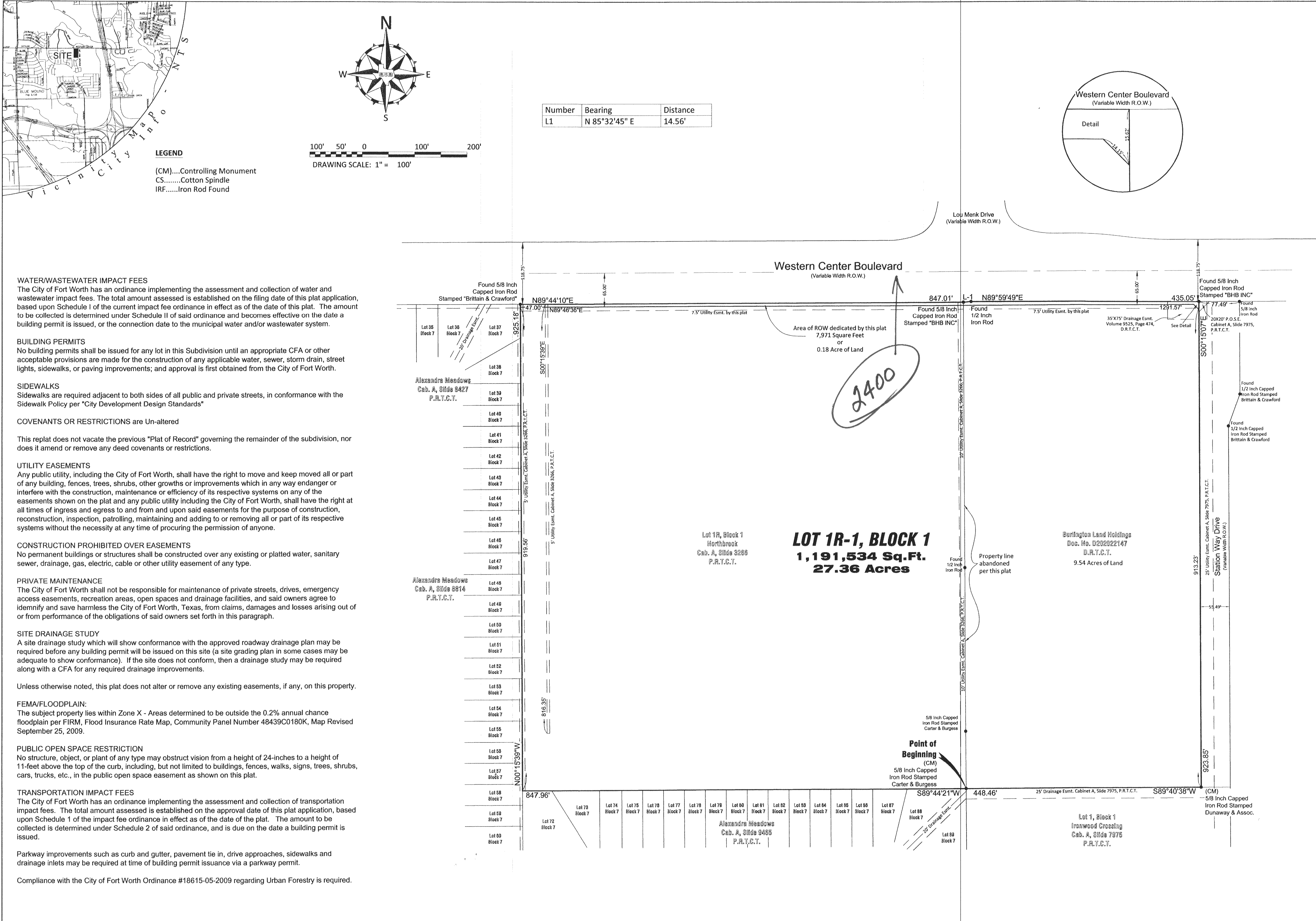

Daniel H. Joslin
RPLS No. 4749
January 25, 2013



FS12-170

FINAL PLAT
LOT 1R-1, BLOCK 1
NORTHBROOK

Being a replat of Lot 1R, Block 1, Northbrook Addition,
as recorded in Cabinet A, Slide 3266, P.R.T.C.T. and 9.54 acres out of the
Richard Morris Survey, Abstract No. 1036
City of Fort Worth, Tarrant County, Texas
JANUARY 2013



WATER/WASTEWATER IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the current impact fee ordinance in effect as of the date of this plat. The amount to be collected is determined under Schedule II of said ordinance and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS
No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements; and approval is first obtained from the City of Fort Worth.

SIDEWALKS
Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards"

COVENANTS OR RESTRICTIONS are Un-altered

This replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

UTILITY EASEMENTS
Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on the plat and any public utility including the City of Fort Worth, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

CONSTRUCTION PROHIBITED OVER EASEMENTS
No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

PRIVATE MAINTENANCE
The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

SITE DRAINAGE STUDY
A site drainage study which will show conformance with the approved roadway drainage plan may be required before any building permit will be issued on this site (a site grading plan in some cases may be adequate to show conformance). If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements.

Unless otherwise noted, this plat does not alter or remove any existing easements, if any, on this property.

FEMA/FLOODPLAIN:
The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48439C0180K, Map Revised September 25, 2009.

PUBLIC OPEN SPACE RESTRICTION
No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11-feet above the top of the curb, including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

TRANSPORTATION IMPACT FEES
The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Parkway improvements such as curb and gutter, pavement tie in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Compliance with the City of Fort Worth Ordinance #18615-05-2009 regarding Urban Forestry is required.

- NOTES:**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2002.0000.
 2. All distances shown are at ground.

Land Surveyor:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
6300 Ridgelen Place, Ste. 700 Ft. Worth, TX 76116 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mail@hpbco.com

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS

This plat is valid only if recorded within ninety (90) days after date of approval.

Plat Approval Date: 4/19/2013

By: [Signature]
Chairman

By: [Signature]
Secretary

FS-012-170
Revised Date: 01-17-13
Revised Date: 01-25-13
Revised Date: 02-19-13

This plat filed in County Clerks Document No. D213100080 Date 4-19-13